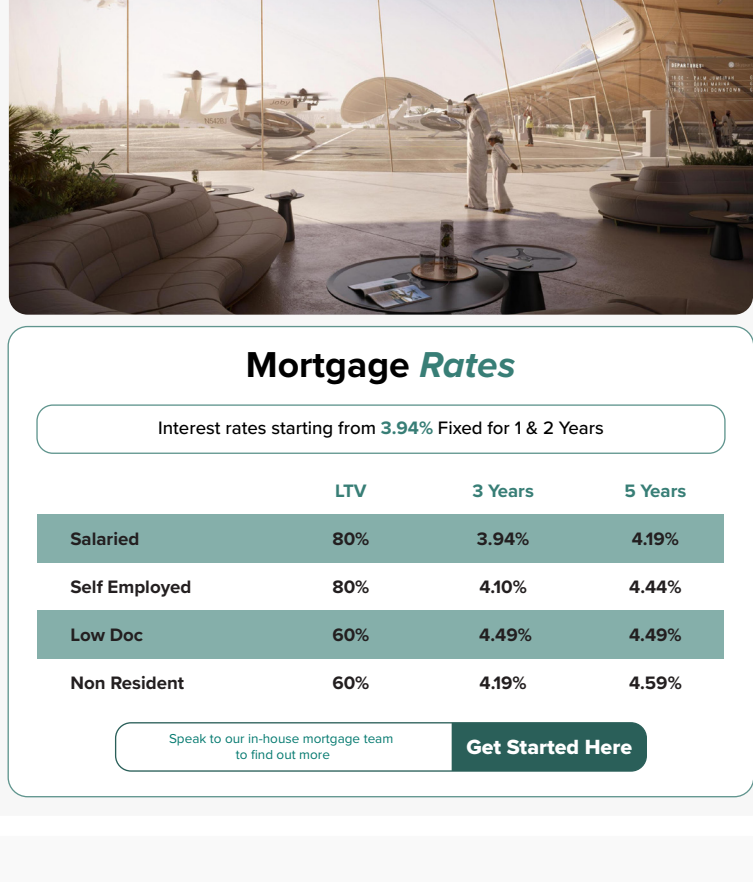


Dubai Marina February Market Report

News

Dubai to Launch Flying Taxi Services by 2026 with Four Vertiports

Dubai is gearing up to transform urban mobility with the launch of flying taxi services by 2026. The city will introduce electric vertical take-off and landing (eVTOL) vehicles, offering a fast, sustainable, and futuristic transport option. Passengers will be able to board at one of four vertiports strategically located in Downtown Dubai, Dubai Marina, Dubai International Airport, and Palm Jumeirah, ensuring seamless connectivity across key destinations.



Mortgage Rates

Interest rates starting from 3.94% Fixed for 1 & 2 Years

	LTV	3 Years	5 Years
Salaried	80%	3.94%	4.19%
Self Employed	80%	4.10%	4.44%
Low Doc	60%	4.49%	4.49%
Non Resident	60%	4.99%	4.59%

Speak to our in-house mortgage team to find out more

Get Started Here

Hot Properties for Sale

Damac Heights, Dubai Marina 1 2 3 1,297 sqft AED 3,100,000	23 Marina, Dubai Marina 2 4 4 2,148 sqft AED 3,500,000	Stella Marina, Dubai Marina 1 2 3 1,836 sqft AED 3,675,000	5242, Dubai Marina 1 2 2 1,186 sqft AED 3,700,000	Trident Grand Residence, Dubai Marina 2 3 3 1,770 sqft AED 3,700,000
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Recent White & Co Sales

Orna Marina, Dubai Marina 1 2 2 910 sqft AED 1,735,000	Al Majara, Dubai Marina 2 2 2 1,338 sqft AED 2,775,000	Emaar 6 Towers, Dubai Marina 1 2 2 1,590 sqft AED 2,275,000	Santibel Tower, Park Island, Dubai Marina 1 2 2 922 sqft AED 2,275,000	Jumeirah Living Marina Gate, Dubai Marina 2 3 3 1,422 sqft AED 4,000,000
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Dubai House Price Timeline

February 2025



+1.41%

MoM Change

+1.72%

QoQ Change

+16.31%

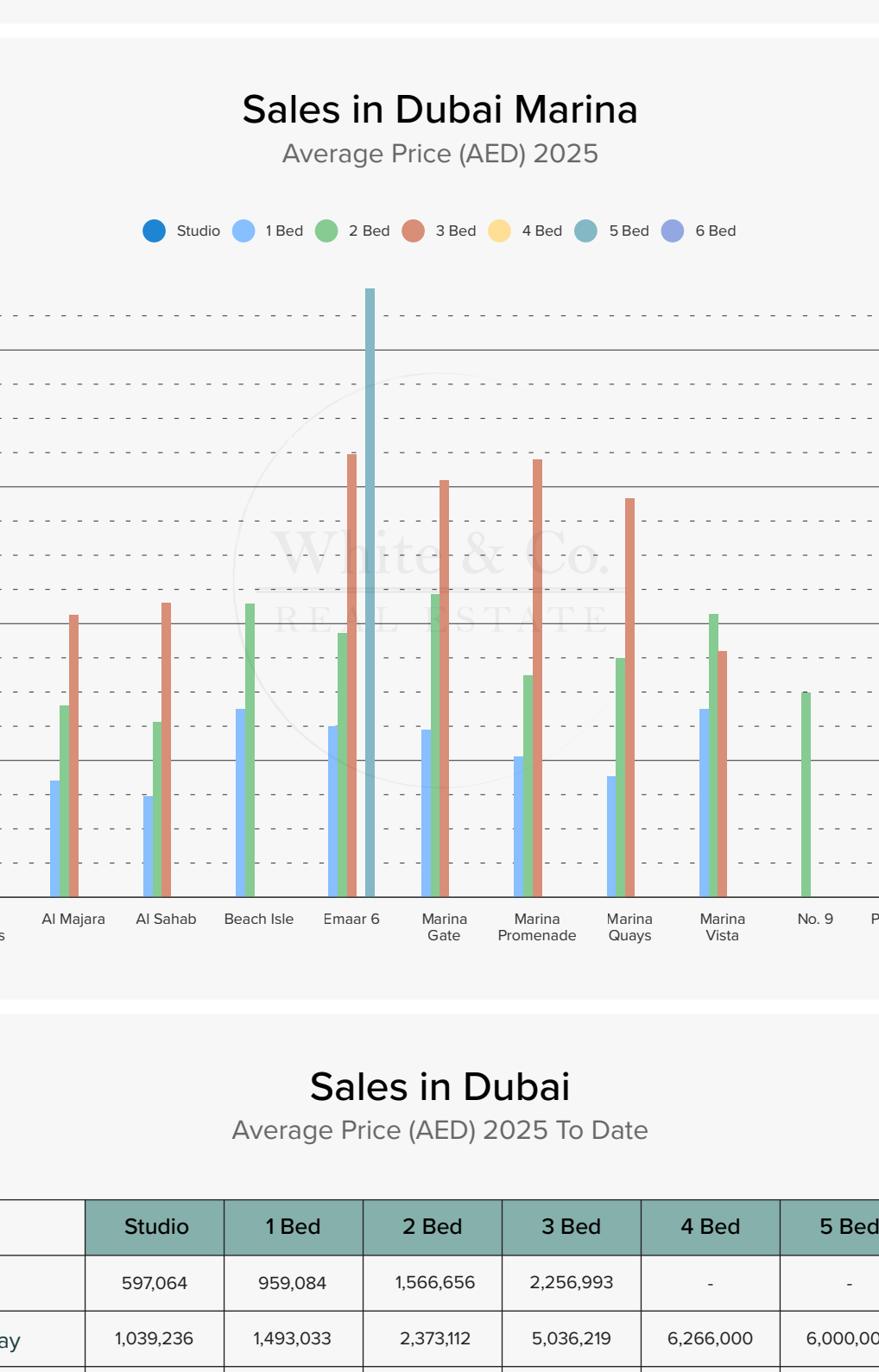
YoY Change

AED 1,505

Average price/sqft

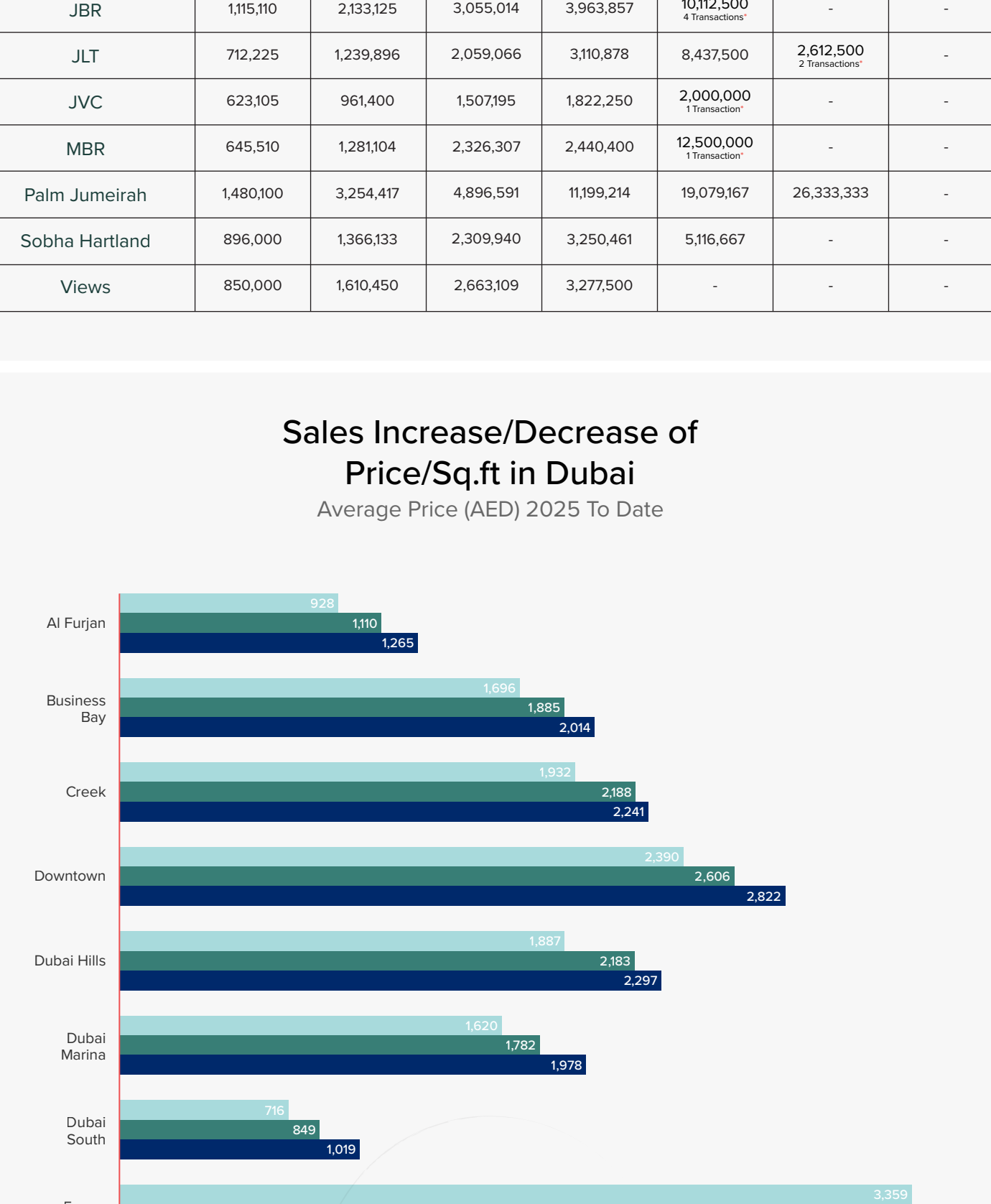
Total Sales Volume / Total Sales Price

Off-plan vs Transferred Sales (Title Deed), January 2025



Sales in Dubai Marina

Average Price (AED) 2025



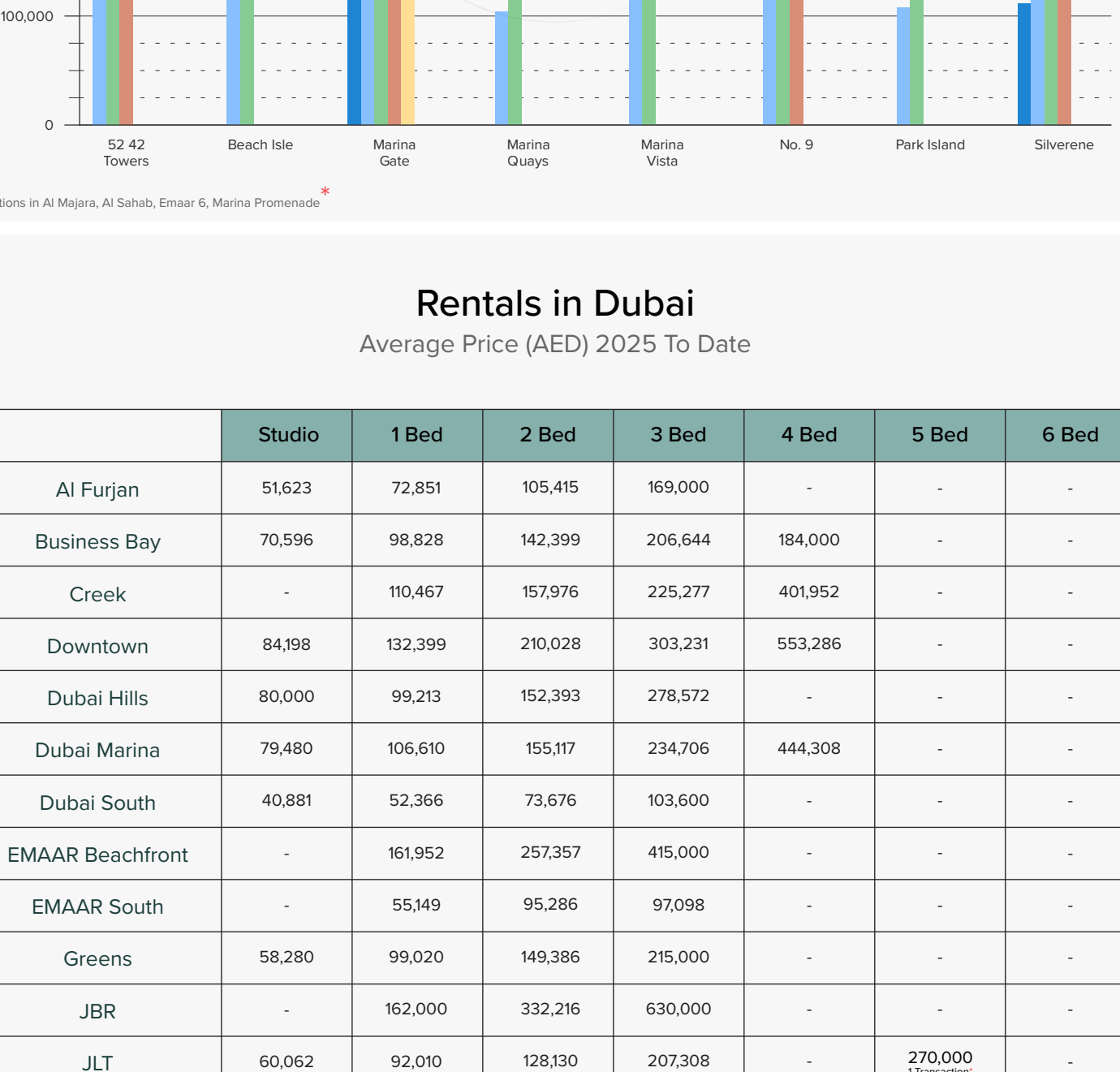
Sales in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	597,064	959,084	1,566,656	2,256,993	-	-	-
Business Bay	1,039,236	1,493,033	2,373,112	5,036,219	6,266,000	6,000,000	-
Creek	-	1,622,831	2,683,723	4,013,942	8,525,000	-	-
Downtown	1,345,441	2,115,994	3,787,455	7,182,928	21,562,530	20,924,888	-
Dubai Hills	1,040,000	1,530,871	2,519,383	3,963,051	-	-	-
Dubai Marina	1,226,668	1,624,467	2,473,637	4,250,696	7,793,988	8,900,000	-
Dubai South	471,586	681,797	1,114,636	-	-	-	-
EMAAR Beachfront	-	2,794,901	4,397,569	7,137,339	19,250,000	2 Transactions	-
EMAAR South	-	1,074,681	1,737,159	2,625,222	-	-	-
Greens	865,000	1,295,848	1,991,542	3,385,000	5,625,782	-	-
JBR	1,115,110	2,133,125	3,055,014	3,963,857	10,112,500	4 Transactions	-
JLT	712,225	1,239,896	2,059,066	3,110,878	8,437,500	2,612,500	-
JVC	623,105	961,400	1,507,195	1,822,250	2,000,000	2 Transactions	-
MBC	645,510	1,281,014	2,326,307	2,440,400	12,500,000	1 Transaction	-
Palm Jumeirah	1,480,000	3,254,417	4,896,591	11,199,214	19,079,167	26,333,333	-
Sobha Hartland	896,000	1,366,133	2,309,940	3,250,461	5,116,667	-	-
Views	850,000	1,610,450	2,663,109	3,277,500	-	-	-

Sales Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date



Sale Transactions in Dubai

February 2025



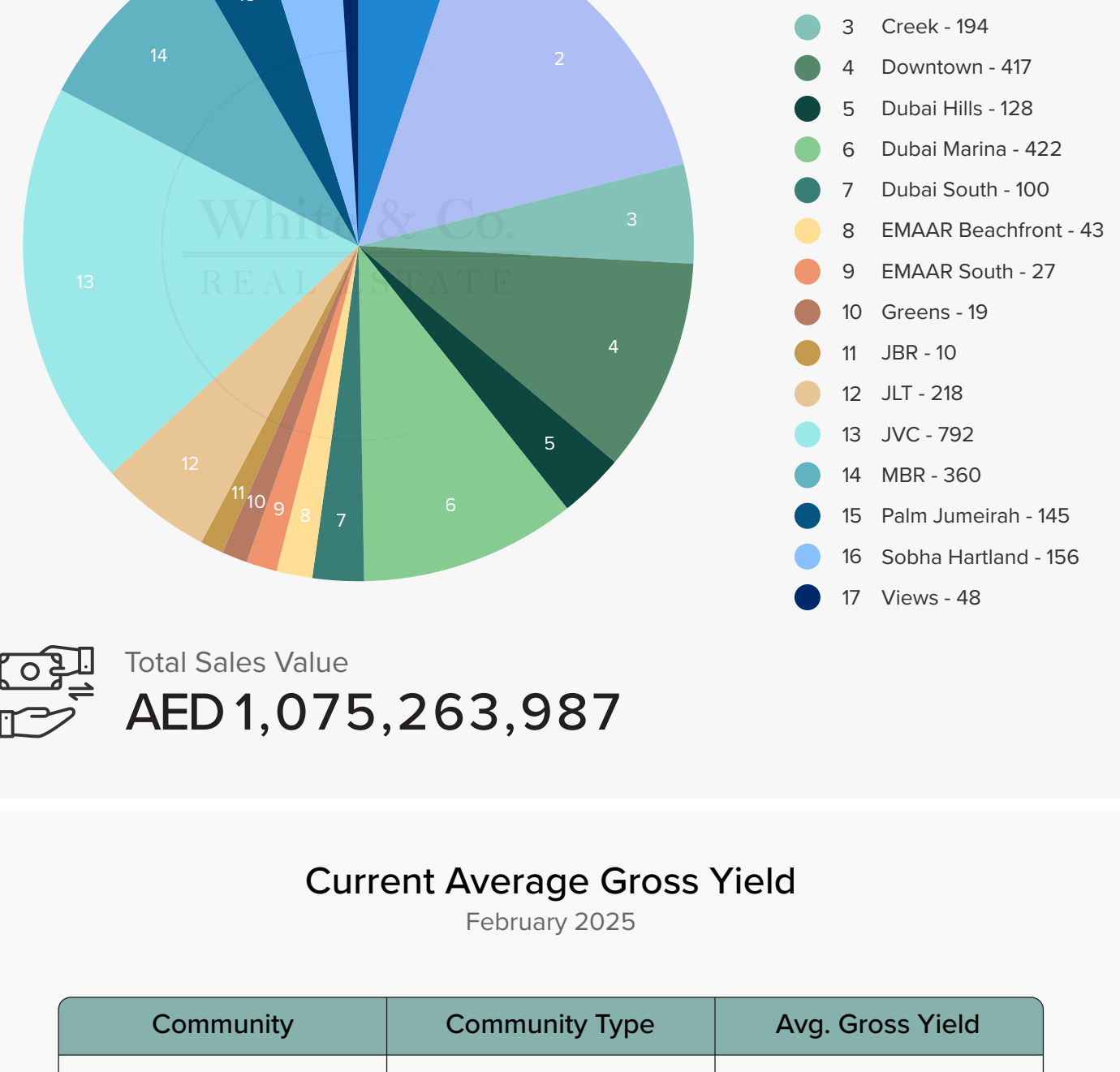
Total Sales Value
AED 8,280,661,122

Hot Properties for Rent

Damac Heights, Dubai Marina 1 2 2 724 sqft AED 135,000	Al Majara, Dubai Marina 2 3 3 1,302 sqft AED 215,000	Princess Tower, Dubai Marina 3 4 4 2,014 sqft AED 220,000	Cayan Tower, Dubai Marina 2 3 3 1,521 sqft AED 240,000	Sapphire Towers, Dubai Marina 3 5 5 1,877 sqft AED 290,000
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Rentals in Dubai Marina

Average Price (AED) 2025



Rentals in Dubai

Average Price (AED) 2025 To Date

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	51,623	72,851	105,415	169,000	-	-	-
Business Bay	70,596	98,428	142,399	226,644	184,000	-	-
Creek	-	110,467	157,976	205,277	401,952	-	-
Downtown	84,198	132,399	210,028	303,231	553,286	-	-
Dubai Hills	80,000	99,213	152,393	278,572	-	-	-
Dubai Marina	79,480	106,610	155,117	234,706	444,308	-	-
Dubai South	40,881	52,366	73,676	103,600	-	-	-
EMAAR Beachfront	-	161,962	257,357	415,000	-	-	-
EMAAR South	-	55,149	95,286	97,098	-	-	-
Greens	58,280	109,020	149,386	215,000	-	-	-
JBR	-	162,000	332,216	630,000	-	-	-
JLT	60,062	92,010	128,130	207,308	-	270,000	-
JVC	50,782	74,351	113,543	132,333	245,000	2 Transactions	-
MBR	50,782	88,263	120,571	192,667	-	800,000	-
Palm Jumeirah	105,688	178,615	420,420	710,603	365,000	500,000	-
Sobha Hartland	72,896	98,164	150,155	224,729	-	-	-
Views	68,667	111,179	154,026	219,607	-	-	-

Rentals Increase/Decrease of Price/Sq.ft in Dubai

Average Price (AED) 2025 To Date

Rental Transactions in Dubai

February 2025

Total Sales Value
AED 1,075,263,987

Current Average Gross Yield

February 2025

Community	Community Type	Avg. Gross Yield
Al Furjan	Apartment	8.78 %
JVC	Apartment	7.78 %
JLT	Apartment	7.52 %
MBR	Apartment	7.37 %
Emirates Living (Greens, Views)	Apartment	6.97 %
Sobha Hartland	Apartment	6.80 %
Dubai Marina	Apartment	6.65 %
Meydan	Apartment	6.59 %
Business Bay	Apartment	6.48 %
Dubai Hills	Apartment	6.43 %
JBR	Apartment	6.34 %
Downtown	Apartment	6.22 %
Creek	Apartment	5.85 %
Palm Jumeirah	Apartment	5.42 %

Total Sales & Rentals in Dubai

2025 To Date

Sales	Total Volume	Total Value	Rentals	Total Volume	Total Value
JVC	926	879,806,018	JVC	1,665	123,865,835
Business Bay	654	1,190,928,208	Business Bay	1,288	140,942,556
Dubai Marina	526	1,279,084,480	Dubai Marina	948	127,847,149
Downtown	490	1,981,583,670	Downtown	886	159,720,720
Creek	336	525,563,155	MBR	800	54,426,878
MBR	280	736,572,242	JLT	531	50,779,931
Dubai Hills	278	302,006,384	Al Furjan	456	32,288,660
Dubai South	277	621,447,996	Creek	392	59,826,241
Palm Jumeirah	188	1,279,327,877	Dubai Hills	322	41,828,942
Al Furjan	180	212,739,907	Palm Jumeirah	319	84,376,564
Sobha Hartland	163	305,155,062	Sobha Hartland	305	35,048,627
Dubai South	112	78,773,796	Dubai South	197	11,221,088
JLT	104	354,348,097	Views	100	15,595,165
EMAAR Beachfront	95	450,518,392	EMAAR Beachfront	86	20,466,321
Greens	82	135,571,016	EMAAR South	78	6,590,054
EMAAR South	74	114,891,846	Greens	54	6,873,059
Views	36	79,023,870	JBR	24	7,885,727

White & Co. REAL ESTATE

A Cavendish Maxwell Group Company

*Data source: Property Monitor, as of 4th March 2025 Secondary Sales Only

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